

Ordinance 170771 -- Short Term Rental

Planning, Zoning & Economic Development Committee January 31, 2018

Remaining Issues for Council Consideration

- **Whether to permit short term rental in Districts R-10 and R-7.5**

- Two versions to be presented to PZ&Ed on January 31, 2018:
 - Version 1: Permit STR in all residential districts. This would include R-10 and R-7.5, with 55% consent **or*** special use permit. If consent cannot be obtained, may apply for special use permit.
*(cannot legally require consent **and** special use permit, as that entails the City delegating its zoning authority to the public.)
 - Version 2: Do not permit STR in R-10 and R-7-5, unless in an historic district or structure upon approval of special use permit.

- **Restrictions on sex offenders**

- With January 17, 2018 version, staff added 88-321-05-D. 11. to state that the host or owner shall not “knowingly” rent to any individual on a sex offender registry.
- Council objected to “knowingly”.
- Unless a property is listed on a platform that does certain background checks, it is difficult to ascertain whether a potential renter is on a registry, due to varying laws throughout the country and world.
- *Staff recommends deletion of this item in its entirety, due to liability.*

- **Certification that the property has no outstanding taxes or liens**

- This is not currently required prior to issuance of a business license.
- Current text requires the applicant to “comply with all applicable federal, state, and local laws, including but not limited to *collection and payment of taxes* and procurement of any required licenses and permits.
- *Added requirement that” certification of” payment of taxes be provided (at time of application for STR):*
 - 88-321-05-D. 2. Comply with all applicable federal, state, and local laws, including but not limited to collection and **certification of** payment of taxes and procurement of any required licenses and permits.